146.0	0003	0002.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	786,400 / 786,400
					USE VALUE:	786,400 / 786,400
					ASSESSED:	786,400 / 786,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		HILLCREST ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CALDWELL STEPHEN H
Owner 2:	THEOHARIDES KATHLEEN
Owner 3:	
Street 1:	15 HILLCREST ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	JOHNSON FRANCES A/ESTATE -
Owner 2:	-
Street 1:	19 GREENHILL RD
Twn/City:	HARVARD
St/Prov:	MA Cntry:
Postal:	01451

NARRATIVE DESCRIPTION

This parcel contains .231 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1936, having primarily Wood Shingle Exterior and 1440 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10076.000	280,800		505,600	786,400
Total Card	0.231	280,800		505,600	786,400
Total Parcel	0.231	280,800		505,600	786,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 546.11 /Parcel: 546.11

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 95881

GIS Ref

GIS Ref

Insp Date 04/24/18

!11418!

PREVIOUS ASSESSMENT

Parcel ID: 146.0-0003-0002.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	280,800	0	10,076.	505,600	786,400		Year end	12/23/2021
2021	101	FV	272,600	0	10,076.	505,600	778,200		Year End Roll	12/10/2020
2020	101	FV	272,700	0	10,076.	505,600	778,300	778,300	Year End Roll	12/18/2019
2019	101	FV	212,200	0	10,076.	498,400	710,600	710,600	Year End Roll	1/3/2019
2018	101	FV	208,700	0	10,076.	382,800	591,500	591,500	Year End Roll	12/20/2017
2017	101	FV	208,700	0	10,076.	361,100	569,800	569,800	Year End Roll	1/3/2017
2016	101	FV	208,700	0	10,076.	332,200	540,900	540,900	Year End	1/4/2016
2015	101	FV	203,500	0	10,076.	310,600	514,100	514,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:29:05

LAST REV

Date	Time
04/09/19	12:25:58
jorourke	

PAT ACCT. 11418

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JOHNSON FRANCES	71642-417		9/20/2018	Estate/Div	776,000	No	No		
	18489-215		8/1/1987		80,000	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/4/2009	1102	Redo Kit	7,000					

ACTIVITY INFORMATION

Date	Result	By	Name
4/9/2019	SQ Returned	JO	Jenny O
4/24/2018	MEAS&NOTICE	BS	Barbara S
3/7/2018	Mail Update	EMK	Ellen K
3/14/2009	Inspected	345	PATRIOT
4/4/2000	Measured	163	PATRIOT
2/12/2000	Inspected	263	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	95881
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10076		Sq. Ft.	Site		0	70.	0.72	6									505,595						505,600	

Total AC/HA:	0.23131	Total SF/SM:	10076	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	505,595	Spl Credit		Total:	505,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE/WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1936	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.35000002
Const Adj.:	0.98843086
Adj $ / SQ:	186.813
Other Features:	67800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	381483
Depreciation:	100711
Depreciated Total:	280771

COMMENTS

SCUTTLE OF=TOILET BMT BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	7	BRs:	4	Baths:	1	HB						

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

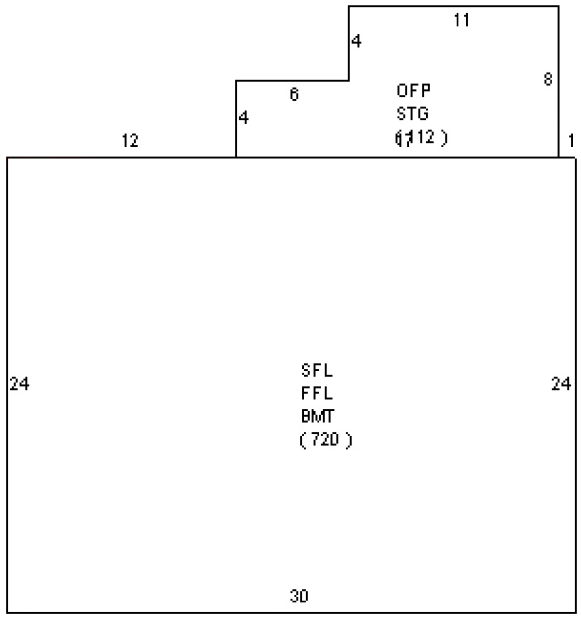
No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	186.81
Special Features:	0	Val/Su Net:	117.79
Final Total:	280800	Val/Su SzAd	195.00

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	720	56.040	40,352
FFL	First Floor	720	186.810	134,506
SFL	Second Floor	720	186.810	134,506
OFP	Open Porch	112	30.870	3,458
STG	Storage	112	7.700	862

Net Sketched Area:	2,384			Total:	313,684
Size Ad	1440	Gross Area	2384	FinArea	1440

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

146.0-0003-0002.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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IMAGE

AssessPro Patriot Properties, Inc